



MICHAEL HODGSON

estate agents & chartered surveyors

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CUBA STREET, SUNDERLAND

Offers Over £180,000

This 4 bed mid terrace property has undergone some modernisation and improvements and is situated on Cuba Street in Grangetown being close to local amenities and schools and is approximately 1 miles away from Sunderland City Centre. The property itself is likely to appeal to a wide variety of purchasers and should be viewed with the living accommodation briefly comprising of: Entrance Hall, Living Room, Dining Room, Study Room, Kitchen, Utility, WC and to the First Floor, Landing, 4 Bedrooms and a Bathroom. Externally there is a front forecourt and a rear yard. There is NO ONWARD CHAIN INVOLVED. Viewing of this property is highly recommended to fully appreciate the home and location on offer.

Terraced House
Living Room
New Kitchen
Viewing Advised

4 Bedrooms
Dining Room
No Chain Involved
EPC Rating: D



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Entrance Hall
Laminate floor, radiator.

Living Room
16'2" to bay x 13'9"
Bay window, laminate floor, double radiator, open brick fireplace and wall.

Dining Room
12'2" x 14'2"
Double radiator, access to a study area

Study
Accessed via the dining room, double glazed window.

Kitchen
15'5" x 9'2"
The kitchen has a new range of floor and wall units, stainless steel sink and drainer with mixer tap, double glazed window, electric hob, electric oven, laminate floor, radiator.

Utility Area
Door to the rear yard

WC
Low level WC, wall mounted gas central heating boiler.

First Floor
Landing.

Bedroom 1
12'3" max x 16'1" max
Front facing, bay window, radiator.

Bedroom 2
12'4" x 14'4"
Double glazed window, radiator.

Bedroom 3
9'11" x 6'1"
Front facing, double glazed window, radiator.

Bedroom 4
11'9" x 9'1"
Rear facing, double glazed window, radiator.

WC
Low level WC, double glazed window.

Bathroom
Suite comprising of a low level WC, bath with mixer tap and shower attachment, double glazed window, towel radiator.

Externally
Externally there is a front forecourt and a rear yard.

COUNCIL TAX
The Council Tax Band is Band A.

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

M I C H A E L H O D G S O N

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